

154.0

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Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

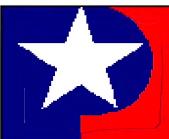
664,500 / 664,500

USE VALUE:

664,500 / 664,500

ASSESSED:

664,500 / 664,500


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
815		CONCORD TPKE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SACH DAVID RICHARD & AMY ROWAN
Owner 2:	
Owner 3:	

Street 1: 815 CONCORD TURNPIKE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: CHEN RODGER -

Owner 2: -

Street 1: 815 CONCORD TURNPIKE

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains 5,000 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1914, having primarily Wood Shingle Exterior and 1865 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5000		Sq. Ft.	Site		0	80.	1.03	9			Med. Tr	-10					410,400						410,400	

Total AC/HA: 0.11478

Total SF/SM: 5000

Parcel LUC: 101 One Family

Prime NB Desc: Brackett

Total: 410,400

Spl Credit

Total: 410,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

Total Card / Total Parcel

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EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH									
Type: 15 - Old Style	1	Rating: Average																			
Sty Ht: 2A - 2 Sty +Attic		Rating:																			
(Liv) Units: 1	Total: 1	Rating: Average																			
Foundation: 3 - BrickorStone		Rating:																			
Frame: 1 - Wood		Rating:																			
Prime Wall: 1 - Wood Shingle		Rating:																			
Sec Wall: %		Rating:																			
Roof Struct: 1 - Gable		Rating:																			
Roof Cover: 1 - Asphalt Shgl		Rating: Average																			
Color: BROWN		Rating:																			
View / Desir:		Rating:																			
GENERAL INFORMATION				OTHER FEATURES				RESIDENTIAL GRID				SKETCH									
Grade: C - Average		CONDOS INFORMATION			1st Res Grid Desc: Line 1 # Units: 1																
Year Blt: 1914	Eff Yr Blt:	Location:			Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB						
Alt LUC:	Alt %:	Total Units:			Other																
Jurisdict:	Fact: .	Floor:			Upper																
Const Mod:		% Own:			Lvl 2																
Lump Sum Adj:		Name:			Lvl 1																
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN									
Avg Ht/FL: STD		Phys Cond: AV - Average	31. %	Functional:		No Unit	RMS	BRS	FL												
Prim Int Wall: 2 - Plaster		Economic: L - Location	10. %	Special:		1	8	3													
Sec Int Wall: %		Override:																			
Partition: T - Typical																					
Prim Floors: 3 - Hardwood		Total: 37.9 %																			
Sec Floors: %																					
Bsmnt Flr: 12 - Concrete		CALC SUMMARY				COMPARABLE SALES				SUB AREA				SUB AREA DETAIL							
Subfloor:		Basic \$ / SQ: 130.00		Rate	Parcel ID	Typ	Date	Sale Price			Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
Bsmnt Gar:		Size Adj: 1.21315360									FFL	First Floor	1,068	156.120	166,733						
Electric: 3 - Typical		Const Adj: 0.98990101									BMT	Basement	932	46.840	43,650						
Insulation: 2 - Typical		Adj \$ / SQ: 156.117		Other Features: 70000							TQS	3/4 Story	407	156.120	63,462						
Int vs Ext: S		Grade Factor: 1.00		Grade Factor: 1.00							SFL	Second Floor	390	156.120	60,886						
Heat Fuel: 1 - Oil		NBHD Inf: 1.00000000		NBHD Mod: 1.00							OPF	Open Porch	168	26.060	4,377						
Heat Type: 5 - Steam		LUC Factor: 1.00		Adj Total: 409108																	
# Heat Sys: 1		Depreciation: 155052		Final Total: 254056				WtAv\$/SQ:	AvRate:	Ind.Val											
% Heated: 100	% AC:	Depreciated Total: 254056						Juris. Factor:		Before Depr:	156.12										
Solar HW: NO	Central Vac: NO							Special Features: 0		Val/Su Net:	85.70										
% Com Wall:	% Sprinkled:							Final Total: 254100		Val/Su SzAd:	136.28										
MOBILE HOME				Make:	Model:	Serial #:	Year:	Color:	PARCEL ID 154.0-0004-0009.0				IMAGE				AssessPro Patriot Properties, Inc				
SPEC FEATURES/YARD ITEMS																					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value				
More: N				Total Yard Items:				Total Special Features:				Total:									